

Kaualana Manor 1 1941 Church Lane Unit 509, Honolulu 96826 * Kaualana Manor 1 *

\$325,000 * Originally \$330,000

Beds: 1	MLS#: <u>202400885</u>, FS	Year Built: 1969
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 604	List Date & DOM: 01-17-2024 & 113	Total Parking: 1
Land Sq. Ft.: 25,395	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 89	Frontage:	Building: \$242,400
Sq. Ft. Other: 0	Tax/Year: \$89/2023	Land: \$63,400
Total Sq. Ft. 693	Neighborhood: Moiliili	Total: \$305,800
Maint./Assoc. \$559 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: / No
Parking: Assigned, Open - 1	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: City, Mountain	

Public Remarks: Pet friendly & conveniently located at the edge of Moiliili, Kaimuki and Kapahulu the Kaualana Manor building is tucked off the main roads but close enough to so many great shops, restaurants and schools (including UH Manoa and Chaminade). Situated on the preferred side of the building ('06-10 stacks) this unit avoids overlooking the H-1 Freeway and affords a more tranquil view. This spacious 1-bedroom unit has mountain views and a good sized lanai to relax on. One assigned parking stall is located near the main, secured lobby entrance and you will find added convenience of laundry facilities on each floor. Even more impressive and hard to find, Kaualana Manor is pet friendly (check House Rules for guidelines). Seller offering \$10,000 credit at closing. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1941 Church Lane 509	\$325,000	1 & 1/0	604 \$538	25,395 \$13	89	53%	5	113

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1941 Church Lane 509	\$89 \$559 \$0	\$63,400	\$242,400	\$305,800	106%	1969 & NA

<p>1941 Church Lane 509 - MLS#: 202400885 - Original price was \$330,000 - Pet friendly & conveniently located at the edge of Moiliili, Kaimuki and Kapahulu the Kaulana Manor building is tucked off the main roads but close enough to so many great shops, restaurants and schools (including UH Manoa and Chaminade). Situated on the preferred side of the building ('06-10 stacks) this unit avoids overlooking the H-1 Freeway and affords a more tranquil view. This spacious 1-bedroom unit has mountain views and a good sized lanai to relax on. One assigned parking stall is located near the main, secured lobby entrance and you will find added convenience of laundry facilities on each floor. Even more impressive and hard to find, Kaulana Manor is pet friendly (check House Rules for guidelines). Seller offering \$10,000 credit at closing. Region: Metro Neighborhood: Moiliili Condition: Above Average Parking: Assigned, Open - 1 Total Parking: 1 View: City, Mountain Frontage: Pool: Zoning: 12 - A-2 Medium Density Apartme Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</p>						
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number